

1 **GORMAN CROSSING, LLC,** * **BEFORE THE**
2 **PETITIONER** * **PLANNING BOARD OF**
3 **ZONING BOARD CASE: ZB 1078M** * **HOWARD COUNTY, MARYLAND**

4 * * * * *

5 **MOTION:** *To recommend approval of the petition requesting to rezone 7.51 acres from*
6 *the PSC District to the R-SA-8 District, in accordance with the Department*
7 *of Planning and Zoning recommendation.*

8 **ACTION:** *Recommended Approval; Vote 3 to 0*

9 * * * * *

10 On May 28, 2009, the Planning Board of Howard County, Maryland, considered the petition
11 of Gorman Crossing, LLC for an amendment to the Zoning Map to rezone 7.51 acres from the PSC
12 District to the R-SA-8 District.

13 The Petitioner was represented by Katherine L. Taylor. Also present and representing the
14 Petitioner was Paul Revelle and Joseph Rutter. Judy Fisher George also commented on the petition.

15 The petition, the Department of Planning and Zoning Technical Staff Report and
16 Recommendation, and the comments of reviewing agencies, were presented to the Board for its
17 consideration. The Department of Planning and Zoning ("DPZ") recommended approval of the
18 petition based on findings that the assumptions made by the Zoning Board in its approval of the PSC
19 District have proven to be incorrect over time.

20 Ms. Taylor stated that while the Petitioner agrees with the recommendation of DPZ, there
21 was an additional mistake which was made in the 2004 Comprehensive Zoning Plan in the rezoning
22 of the property then to R-MH because the district size was below the minimum district requirement.
23 Mr. Revelle emphasized that the market for age-restricted adult housing has collapsed, and the R-
24 SA-8 District can provide for entry-level housing, 10 percent Moderate Income Housing Units, and
25 is compatible with the neighborhood. Mr. Rutter noted that when considering rezoning a residential
26 property to another residential district, it is appropriate to be more liberal in the considerations of
27 change and mistake.


28 Judy Fisher George stated that townhouses on the property would not be consistent with the
29 pattern in the area, and that she would prefer single-family detached development. She added that
30 any development on the property should have its own playground equipment.

1 Mr. Yelder noted that from a land use standpoint, this would not be much of a change. He
2 said that the site planning is the important issue. Mr. Rosenbaum stated that he agrees with the
3 neighborhood boundaries as defined by DPZ, and he acknowledged that there is a need for more
4 entry-level housing in the area. Mr. Grabowski agreed with the DPZ conclusion on mistake; that the
5 PSC District zoning has turned out to be a mistake over time.

6 Mr. Yelder made the motion to recommend approval of the petition in accordance with the
7 DPZ recommendation. Mr. Rosenbaum seconded the motion. The motion passed by a vote of 3 to 0.

8 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 11th
9 day of June, 2009, recommends that Zoning Board Case No. ZB 1078M, as described above, be
10 APPROVED.

11 HOWARD COUNTY PLANNING BOARD

12 
13 David Grabowski, Chairman

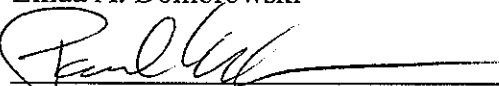
14 
15 Gary Rosenbaum, Vice-Chair

16 ABSENT

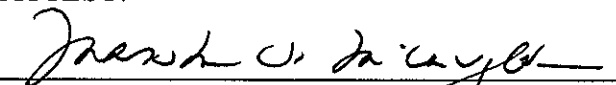
17 Tammy J. CitaraManis

18 ABSENT

19 Linda A. Dombrowski

20 
21 Paul Yelder

22
23
24 ATTEST:

25 
26 Marsha S. McLaughlin, Executive Secretary